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## Order Approving CPC Recommendation to Fund Hadley House Veterans Housing, Appropriate \$150,000

**Whereas**, residents of the City of Lowell voted to accept the Community Preservation Act in November of 2019, in accordance with Chapter 267 of the Acts of 2000; and

**Whereas**, a Community Preservation Fund has been created using 1% of the City's property tax levy, excluding: (1) the first \$100,000 of residential property value; (2) full commercial property value, and (3) property owned and occupied as a domicile by a person who would qualify for low-income housing or low- or moderate-income senior housing; and

**Whereas**, a Community Preservation Committee was created by Ordinance of the City Council found in Chapter 9, Article XIV, §9-46 to §9-51; ("Ordinance") and

**Whereas**, each fiscal year the Community Preservation Committee shall make recommendations to the City Council in accordance with the provisions of the Ordinance and General Laws of Massachusetts in the form of a budget for appropriations and/or reserves from the Community Preservation Fund; and

**Whereas**, based on the Community Preservation Committee's recommendation the City Council shall make such appropriations or reserves from the Community Preservation Fund that spend or set aside not less than 10% of the annual revenues in the Community Preservation Fund for open space, not less than 10% of the annual revenues for historic preservation, not less than 10% of the annual revenues for community housing, and any remaining amount into budgeted reserves; and

**NOW THEREFORE BE IT ORDERED**, that, upon recommendation of the Lowell Community Preservation Committee, and in order to undertake community preservation projects with community preservation fund revenues for Fiscal Year 2023, the respective sums of money specified in the schedule hereinafter set out be, and the same hereby, are, appropriated for expenditure under the direction of the Community Preservation Committee in accordance with the terms of a grant agreement or memorandum of understanding in compliance with the Ordinance and General Laws of Massachusetts.

**Appropriation:**

Applicant: Lowell Housing Authority

Project: Creation of 5 affordable units of veteran's housing and the restoration of the historic Hadley House.

Recommended Amount: \$150,000

**From: 1713**

**386300**

**Community Housing**

**\$98,508.50**



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**From: 1713**

**386400**

**General Reserve**

**\$51,491.50**



**LOWELL HOUSING**  
AUTHORITY

Lowell Community Preservation Commission  
C/O Chairman Adam Baacke  
City Hall  
375 Merrimack Street  
Lowell, MA 01852

September 15, 2022

Dear Members of the Community Preservation Commission,

Attached for your review, please find an application for Community Preservation funding from the Lowell Housing Authority. We believe this application ascribes to the goals of the Commission and the City of Lowell to create housing while also restoring a historic property. I appreciate your time and consideration of this application. Should you have any questions or require additional information, please contact me at [gwallace@lhma.org](mailto:gwallace@lhma.org) or 978-364-5314.

Sincerely,

Gary K. Wallace  
Executive Director

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***A Foundation for Stability and Opportunity***

## Community Preservation Act Funding Eligibility Form

Adam Baacke  
Chairman

Submit 10 copies of the application and attachments.

The following form is made for the City of Lowell Community Preservation Committee to ensure that proposed projects meet eligibility requirements pursuant to Section 5.2 of the Massachusetts Community Preservation Act. This form must be submitted and approved prior to the acceptance of your application. Please visit the City of Lowell Community Preservation Committee website (<https://www.lowellma.gov/1532/Community-Preservation-Committee>) for the meeting schedule and filing deadlines.

Project Title: Hadley House - Veteran Housing Initiative

Project Address: 719 Broadway Street, Lowell, MA 01854

Applicant Name/Organization: Lowell Housing Authority

Project Budget:

Estimate Total Project Budget: \$ 2,155,521

Estimated CPA Funds Requested: \$ 150,000

Estimated Funding from Alternative Sources: \$ 2,005,521

Contact Name: Gary K. Wallace

Phone: 978-364-5314

Email: gwallace@lhma.org

Mailing Address: PO Box 60, Lowell, MA 01853

Do you own the subject property?\* Yes: X No:     

\*if subject property is City owned, please contact Serena Gonzalez at (978) 674-1472

If no, do you have permission from the current owner to use the property? Yes:      No:     

Will you be utilizing CPA funds to acquire the property? Yes:      No: X

Do you have experience completing similar projects? Yes: X No:     

If no, are you working with an architect, engineer, or contractor? Yes:      No:



If yes, who? \_\_\_\_\_

Have you contacted a relevant City Department for input? Yes: X No: \_\_\_\_\_

If yes, which Department? City Manager, Planning and Development, Historic Board

CPA Eligibility Chart:

	Open Space	Historic	Recreation	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	No (unless acquired or created with CPA \$\$)	Yes	Yes	No (unless acquired or created with CPA \$\$)

CPA Program Area (choose one):

Historic Preservation: \_\_\_\_\_ Open Space: \_\_\_\_\_ Recreation: \_\_\_\_\_ Community Housing: X

Project Purpose (choose one):

Acquire: \_\_\_\_\_ Create: X Preserve: \_\_\_\_\_ Support: \_\_\_\_\_ Rehab/Restore: \_\_\_\_\_

Project Summary (Provide a brief description of project):

The Lowell Housing Authority and its affiliate development non-profit, Revitalization Effort Towards New Urbanism (RENU), aim to restore the Hadley House at 719 Broadway Street to provide supportive housing for veterans. RENU purchased this building on October 30, 2019. In late July, 2022, legislation passed to transfer the underlying land from the MA Department of Environmental Management to the Lowell Housing Authority. With full site control, LHA and RENU are now poised to move forward with design and engineering. This legislation to transfer land to LHA requires that the property be developed specifically to provide housing for veterans. It is anticipated that up to five (5) units of veterans housing will be created on site. This property was built in 1822 and is one of the few, if not only, Federal architectural style homes remaining in Lowell. It is the goal of LHA and RENU to restore and preserve this local icon.

Please make sure you have carefully reviewed the eligibility requirements for Community Preservation Act projects as outlined in the City of Lowell Community Preservation Plan. You may attach any additional information pertinent to this project that may assist in determining eligibility. Forms can be submitted to Serena Gonzalez by email at [SGonzalez@lowellma.gov](mailto:SGonzalez@lowellma.gov) or at 375 Merrimack Street, Room 51, Lowell, MA 01852.

For CPC Use: Eligible: ☒ Not Eligible: ☐ Date: 8/25 Reviewer: 4-0

## *Community Preservation Act Project Application Checklist*

Adam Baacke  
*Chairman*

### **Application Requirements and Attachments**

Submit 10 copies of the application and attachments.

1. Previously completed and approved CPA Eligibility Form to be used as a cover sheet.
2. Project Narrative (Complete in Application Below)
  - a. Describes location and proposed use of project, as well as the scope of work.
  - b. Addresses how the project meets Community Preservation Act eligibility requirements.
  - c. Addresses how the project ascribes to the goals outlined in the City of Lowell Community Preservation Plan, Sustainable Lowell 2025 Plan, and the City of Lowell Open Space and Recreation Plan.
  - d. Explains how the proposed project serves a community need.
3. Proof of ownership, or proof of agreement with property owner to use land for the proposed project.
4. Feasibility (Complete in Application Below)
  - a. Explains any further approvals (special permits, variances, etc.) necessary for final project approval.
5. Updated Budget Information
  - a. Provides an outline of overall budget.
  - b. Includes breakdown of how CPA funds will be used (i.e., will this project require multi-year funding?)
  - c. Describes all funding sources for the proposed project.
  - d. If applicable, detail the amount of CPA funds ascribed to each of the four CPA goals (Historic Preservation, Open Space, Recreation, and Community Housing).
  - e. Include cost estimates from contractor/architect/engineer.
  - f. States whether or not funds can be accepted over multiple years.
6. Project Timeline
  - a. Description of projected major milestones for the project, as well as an estimated completion date.
7. Maps, Architectural Plans, Site Plans, Photographs (if appropriate)
8. Letters of Support from residents, community groups, City departments, boards or commissions. Applicants are encouraged to contact relevant City departments for input.
9. For Historic Preservation Projects Only: Documentation stating historical significance of property.
  - a. Documentation stating the project is listed on the State Register of Historic Places.
  - b. Written determination from Lowell Historic Board stating the resource is significant in the history, archaeology, architecture, or culture of Lowell.
  - c. Documentation of the current conditions of the property.



## Project Narrative

### General Narrative:

This project aims to create five (5) units of supportive housing for veterans. The project location is the 1822 Hadley House located at 719 Broadway Street, Lowell, MA. This is a two-story timber framed federal style building that has remained vacant since the building was moved to Broadway Street in 1990. The building consists of an original structure of approximately 38' by 18' adjacent to Broadway Street and an Ell addition of approximately 40' by 16' constructed in 1828.

This property was received vacant and requires structural, exterior and interior renovations. The site and building will require environmental review, structural review and architectural design. The intention is to preserve the building without substantial alterations. The building will likely require substantial structural repair based on an initial structural review by Daigle Engineering. The original portion of the building is on a foundation but not secured while the ell addition (1928) is not supported by a permanent foundation. Support columns and footings of the original structure will require inspection and possible reinforcement. Framing of the original structure may also require modification to support gravity and lateral loads.

The interior will require gut rehab to create five, one bedroom units. All mechanical systems and utilities will require engineering and installation.

Architectural plans, site plans and initial structural review condition review (w/ photos) are attached as exhibit 3 to this application.

How does this project meet Community Preservation Act eligibility?

This project meets the Community Preservation Act criteria of creating community housing and restoration / preservation of historic resources. This 1822 building will be restored to create five (5) units of veteran housing.



Does this project address a community need? How does it address this need?

This project addresses our community need of affordable housing creation.

The Sustainable Lowell 2025 Plan identifies the preservation of the unique quality and character of our neighborhoods as a goal. The restoration of this historic home will help achieve that goal while also creating new housing units. In line with the Plan, these new units will be of high-quality and affordable. This housing will be designated for veterans with an on-site service component to improve the residents quality of life and health. The building has been vacant since its move to Broadway Street due to a separation of land and building ownership. Recent legislation will transfer the land to the Housing Authority allowing for the rehabilitation and residential occupancy.

The project meets the goals of the Community Preservation Plan by preserving a historic resource in the neighborhood and the creation of community housing. The project meets a social need of the Open Space and Recreation Plan by improving and connecting the existing land to Francis Gatehouse Mill site and adjacent river walk. The rehabilitation of the Hadley House will add to the beauty and history of the site and make for a more accommodating connection between residents and their natural environment.

The 2021 Community Needs Assessment compiled by Community Teamwork Inc. identified affordable housing as the top priority at both the individual and community level. This report shows that approximately 50% of renters in the Greater Lowell area are rent burdened, paying more than 30% of income towards housing expense, and that housing is the most prevalent cause of poverty in our community. <https://www.commteam.org/wp-content/uploads/2021/05/CNA-Digital-FINAL.pdf>

## Budget

Can you accept funds for the project over multiple years? Yes: \_\_\_\_\_ No: X

Breakdown of how CPA funds will be used:

These funds will be used for pre-development costs, structural engineering and architectural design. The total design and construction budget is initially estimated at \$2.0M. 100% of CPA funds will be used for the creation of housing.

The Lowell Housing Authority (LHA) and Revitalization Effort Towards New Urbanism (RENU) are committed to sourcing the remaining funding required through a combination of grants, lending and other financial commitments from LHA. These cost estimates are based on a previous conceptual plan created in 2004 and updated using recent comparable modernization projects administered by LHA using current market costs.

### Potential Funding Sources:

CPA Funding -	\$ 150,000
Non-Profit Contributions -	\$ 100,000
RENU Contributions -	\$ 500,000
Private Lending -	\$ 500,000
MA Development Grant -	\$ 500,000
Other Sources TBD -	\$ 655,521
Total Potential Funding -	\$ 2,155,521

### Estimated Project Cost

Design Cost *-	\$ 190,000
Construction Cost *-	\$ 1,965,521
Total Project Cost -	\$ 2,155,521

\*A sample line item budget attached to this application as exhibit 2.

Architectural plans, site plans and initial structural condition review (w/ photos) are attached to this application as exhibit 3.

## Feasibility

Will this project require additional approvals (Special Permits, Variances, etc.)? Yes: X No:   

If yes, please check the additional approvals necessary for the project below:

Planning Board: X

Zoning Board of Appeals:   

Site Plan Review: X

Variance:   

Special Permit: X

Special Permit:   

Preliminary Subdivision Approval:   

Definitive Subdivision:   

Planned Residential Development:   

Conservation Commission: X

Request for Determination of Applicability (RDA): X

Notice of Intent (NOI):   

Historic Board: X

If yes, in which historic district? Downtown Lowell Historic District

Describe any past experience you, your architect, engineer, or contractor have with similar projects which demonstrates your ability to successfully complete the project. Please include any examples of similar projects you have completed.

The Lowell Housing Authority has extensive experience in managing the creation and rehabilitation of affordable housing units. The Authority administers approximately \$6M in capital grants per fiscal year that has historically been used for renovations or replacements of major building components, mechanical systems, all components of building envelope as well as extensive site improvements. The Authority has managed hundreds of complete unit renovations and has experience managing architects, engineers and labor to complete projects. The Authority has been successful in gut rehabs to more than 130 family public housing units at the North Common Village (1937 build) and numerous accessibility conversions throughout our developments. Three units of public housing were built in 2002-2003 on Avenue A (Chelmsford Street) using an in-house force account labor model of construction. Those units have been occupied since with no material issues. The Authority has renovated sixty-seven units and associated sites on Hildreth and Dublin Street to meet U.S. Department of HUD physical standards prior to their acceptance into HUD portfolios. The Lowell Housing Authority was the leader in the reinvention of the Julian D. Steele project on Gorham Street and worked with an affiliate developer non-profit to build 155 units of first time home buyer and affordable rental housing.

The Authority has the demonstrated experience to work with all professions, trades and City and State Departments to design and renovate this building for the creation of five, one bedroom units.

Have you contacted a relevant City Department for input on your application?

Yes: X No:     

If yes, which Department? Managers Office, DPD, Historic Board

If no, do you plan to contact a City Department? Yes:      No:     

All application materials should be submitted both electronically and as a hard copy. Electronic copies can be submitted to Serena Gonzalez at [SGonzalez@lowellma.gov](mailto:SGonzalez@lowellma.gov). Hard copies should be submitted to the Department of Development Services, 375 Merrimack Street, Room 51, Lowell, MA, 01852.



## COMMUNITY PRESERVATION FUNDING APPLICATION 2022

### EXHIBIT 1

#### Proof of Ownership



### Bill of Sale

Know all men by these presents that Fifteen Jaycee Place Housing Corp. in consideration of \$1.00 and other good and valuable consideration paid by Revitalization Effort Toward New Urbanism Inc. The receipt whereof is hereby acknowledged, do hereby grant, sell, transfer, and deliver unto the said Revitalization Effort Toward New Urbanism Inc. the following goods and chattels, namely:

A certain ten room house, known as the "Hadley House" presently located at 719 Broadway Street in Lowell, Middlesex County, Massachusetts. Included herewith are all fixtures and items of personality contained therein. This sale is intended to convey only the aforementioned personal property and is not intended to convey any interest in real property owned by the Seller.

Revitalization Effort Toward New Urbanism Inc., its Successors and/or assigns hereby covenant and agree that the name of the building being purchased shall always include "Hadley House."

To have and to hold all and singular the said goods and chattels to the said Fifteen Jaycee Place Housing Corp. and its executors, administrators, and assigns to their own use and behoof forever.

And I hereby covenant with the grantee that said corporation is the lawful owner of the said goods and chattels; that they are free from all persons,

In witness whereof I the said Ralph Jordan, President of said Corporation, hereunto set my hand and seal on behalf of said corporation this 30<sup>th</sup> day of October in the year twenty thousand and nineteen.

Signed and sealed in presence of

Rose J. Murphy

\_\_\_\_\_  
\_\_\_\_\_

Fifteen Jaycee Place Housing Corp.

By: Ralph E. Jordan

Ralph Jordan, President

24 Oct 19

KEVIN J. MURPHY

Law Offices of  
**KEVIN J. MURPHY**

BRIAN T. AKASHIAN

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One Courthouse Lane Chelmsford, Massachusetts 01824 Tel 978-459-6320 Fax 978-452-9737

September 12, 2022

Lowell Housing Authority  
350 Moody Street  
Lowell, MA 01854

Attn: Gary Wallace, Executive Director

Re: Hadley House

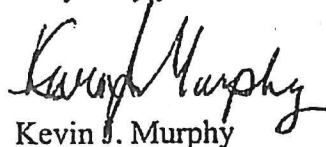
Dear Mr. Wallace:

Pursuant to Legislation recently adopted the Department of Conservation and Recreation will be conveying the land on which the Hadley House sits to the Lowell Housing Authority. The Authority already owns the building as the Lowell Jaycees sold it to the Revitalization Effort Toward New Urbanism, an affiliate of the Lowell Housing Authority.

Once the land conveyance occurs I will negotiate a long-term ground Lease with Revitalization Effort Toward New Urbanism so it may develop five (5) units of housing for Homeless Veterans.

I trust this answers your inquiry and if you have any additional questions please feel free to contact me.

Very truly yours,

  
Kevin J. Murphy

**SENATE . . . . . No. 3068**

Senate, July 28, 2022 -- Text of the Senate amendment (Senator Kennedy) to the House Bill authorizing the Division of Capital Asset Management and Maintenance to convey certain land in the city of Lowell to the Lowell Housing Authority (House, No. 4900).

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Second General Court  
(2021-2022)**

SECTION 1. Chapter 131 of the acts of 1998 is hereby repealed.

SECTION 2. Notwithstanding sections 32 to 37 of chapter 7C of the General Laws or any other general or special law to the contrary, the commissioner of capital asset management and maintenance, in consultation with the department of conservation and recreation, may convey to the Lowell housing authority a certain parcel of land located at 719 Broadway street in the city of Lowell for the development of housing for homeless veterans. The parcel consists of approximately 13,161 square feet and is more particularly described in a deed recorded in the Middlesex northern district registry of deeds in book 2469, page 630 and is shown as parcel 1 on a plan of land entitled "Plan of Property Owned by Manzi Sales & Service, Inc., 3A, 3B, The Commonwealth of Massachusetts, Broadway Street, Lowell, Massachusetts", dated November 27, 1979, prepared by Cullinan Engineering Co., Inc., and recorded in the Middlesex northern registry of deeds in plan book 133, plan 86. The parcel of land is currently under the care and control of the department of conservation and recreation and presently held for conservation and recreation purposes pursuant to section 3 of chapter 132A of the General Laws.

SECTION 3. An independent appraisal of the fair market value and value in use of the parcel described in section 1 shall be prepared in accordance with the usual and customary professional appraisal practices by a qualified appraiser commissioned by the commissioner of capital asset management and maintenance. The commissioner of capital asset management and maintenance shall submit the appraisal to the inspector general for review and comment. The inspector general shall review and approve the appraisal and the review shall include an examination of the methodology utilized for the appraisal. The inspector general shall prepare a report of such review and file the report with the commissioner of capital asset management and maintenance. After receiving the report, the commissioner shall submit copies of the report to the house and senate

committees on ways and means and the joint committee on state administration and regulatory oversight at least 15 days prior to the execution of documents effecting the conveyance authorized in said section 1.

SECTION 4. As consideration for the conveyance authorized in section 1, the Lowell housing authority shall compensate the commonwealth by: (i) making a payment in an amount equal to the full and fair market value or the value in proposed use, whichever is greater, as determined by the commissioner of capital asset management and maintenance; (ii) transferring land or interest in land to the department of conservation and recreation of equal or greater acreage and resource value than the parcel described in section 1 to be held by the department of conservation and recreation for conservation and recreation purposes; or (iii) any combination of clauses (i) and (ii) as deemed acceptable to the department of conservation and recreation. Any payments made in accordance with clauses (i) and (ii) shall be deposited in the Conservation Trust established in section 1 of chapter 132A of the General Laws and expended by the department of conservation and recreation to acquire lands or interests in land to be permanently under the care and control of the department of conservation and recreation for conservation and recreation purposes. For the purposes of such appraisal, the full and fair market value of the parcel described in section 1 shall be calculated with regard to its full development potential as assembled with other abutting lands owned or controlled by the Lowell housing authority.

SECTION 5. Notwithstanding any general or special law to the contrary, the Lowell housing authority shall be responsible for all costs and expenses associated with any transaction authorized by this act including, but not limited to, the costs of any engineering, appraisals, surveys, title examinations, recording fees, deed preparation or legal costs or any other expenses incurred by the commonwealth in connection with the conveyance and shall be responsible for all costs, liabilities and expenses of any nature and kind for its ownership and use.”





## COMMUNITY PRESERVATION FUNDING APPLICATION 2022

### EXHIBIT 2

Design and Construction Cost Estimates

Production Schedule

VETERAN HOUSING AT THE HADLEY HOUSE  
719 BROADWAY STREET  
Lowell, MA 01854



## INITIAL COST ESTIMATE SUMMARY

### DESIGN & CONSTRUCTION

DIV1 General Requirements	190,000.00
DIV2 Existing Conditions	303,230.00
DIV3 Concrete	74,070.00
DIV4 Masonry	28,250.00
DIV5 Metals	25,000.00
DIV6 Wood - Plastics - Composites	181,892.00
DIV7 Thermal & Moisture Protection	99,030.00
DIV8 Openings	146,410.00
DIV9 Finishes	268,489.00
DIV10 Specialties	33,375.00
DIV12 Furnishings	36,700.00
DIV22 Plumbing	124,000.00
DIV23 HVAC	126,500.00
DIV26 Electrical	175,257.00
DIV27 Communications	21,105.00
DIV28 Emergency/Safety Systems	128,000.00
DIV32 Exterior Improvements	89,213.00
DIV33 Utilities	80,000.00
DIV98 Contingency	25,000.00

Total Estimated Cost

2,155,521.00

*See attached detail for breakdown of divisions*

DIV1	GENERAL REQUIREMENTS	QTY	UNT	UNT COST	TOTAL	Estimating Notes
	Administrative	1	@	5000	5,000	Based on ModPHASE, 600 Lakeview Ave.
	Architectural / Engineering Costs	1	@	160000	160,000	Based on ModPHASE, 600 Lakeview Ave.
	A/E Reimbursables	1	@	25000	25,000	
	<b>SUBTOTAL</b>				<b>190,000</b>	
DIV2	EXISTING CONDITIONS	QTY	UNT	PRICE	TOTAL	Notes
	Select Demolition/Salvage	2860	@	25	71,500	Interior gut
	Structural Demolition	1682	@	35	58,870	Undersized or compromised framing
	Excavation	2891	@	6.5	18,792	Site
	Excavation	1571	@	8	12,568	Basement Floor
	Shoring	1	@	110000	110,000	Entire structure pinned in place
	Hazardous Material Removal	1	@	15000	15,000	Mold, Asbestos, Lead
	Radon Removal System	1	@	6500	6,500	
	Sandblasting Interior	2500	@	4	10,000	
	<b>SUBTOTAL</b>				<b>303,230</b>	
DIV3	CONCRETE	QTY	UNT	PRICE	TOTAL	Notes
	Steps and Railing	6		1332.69	7,996	
	Basement Slab/Footings	1891	CY	8.5	16,074	Full Basement
	Basement Foundation	50	CY	1000	50,000	Under Shed Portion
	<b>SUBTOTAL</b>				<b>74,070</b>	
DIV4	MASONRY	QTY	UNT	PRICE	TOTAL	Notes
	Masonry Anchorage & Reinforment	230	lnft	15	3,450	
	Chimney	3	each	5000	15,000	Rebuild faux chimneys for Historical?
	Stone Veneer Exterior	490	@	20	9,800	
	Masonry - Other		@		0	
	<b>SUBTOTAL</b>				<b>28,250</b>	
DIV5	METALS	QTY	UNT	PRICE	TOTAL	Notes
	Structural Steel	1	@	25000	25,000	Structural reinforcement foundation up
	Metals - Others		@		0	
	<b>SUBTOTAL</b>				<b>25,000</b>	
DIV6	WOOD - PLASTICS - COMPOSITES	QTY	UNT	PRICE	TOTAL	Notes
	General Rough Carpentry	2860	sqft	50	143,000	
	Finish Carpentry	2869	sqft	8	22,952	
	Floor Underlayment	2860	@	4	11,440	
	Exterior Deck/Porch Repair	1	@	4500	4,500	
	<b>SUBTOTAL</b>				<b>181,892</b>	
DIV7	THERMAL & MOISTURE PROTECTION	QTY	UNT	PRICE	TOTAL	Notes
	Insulation	5667	sf	4.25	24,085	
	Replace existing roof	2500	sqft	15	37,500	
	Gutters	260	lnft	40	10,400	
	Down Spouts	100	@	40	4,000	
	Sidewall - Labor & Material	4096	@	4	16,384	
	Chimney Caps	3	@	500	1,500	
	Snow Guards	39	@	15	585	
	Joint Sealants	2860	sqft	1.6	4,576	
	<b>SUBTOTAL</b>				<b>99,030</b>	

<b>DIV8</b>	<b>OPENINGS</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	Exterior Door	6	@	3255	19,530	Includes Storm Doors
	Windows	38	@	1200	45,600	Includes Trim
	Interior Doors	37	@	1850	68,450	Includes Trim
	Interior Door - Hardware	37	@	315	11,655	
	Access Doors	5	@	235	1,175	
	<b>SUBTOTAL</b>				<b>146,410</b>	
<b>DIV9</b>	<b>FINISHES</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	Drywall Walls	10161	sqft	11	111,771	
	Drywall Ceilings	2860	sqft	15	42,900	
	Durock Shower Surrounds	1020	@	5	5,100	
	VTC Flooring	2900	@	11	31,900	
	Painting	18717	@	4	74,868	
	Finishes - Other	30	@	65	1,950	FRP Backsplash, Kitchens
	<b>SUBTOTAL</b>				<b>268,489</b>	
<b>DIV10</b>	<b>SPECIALTIES</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	Bath Accessories	5	@	550	2,750	Towel bars, hooks, shower curtain rod, tp holder
	Medicine Cabinets	5	@	150	750	
	Refrigerator	5	@	1200	6,000	
	Oven/Range	5	@	2800	14,000	
	Hood	5	@	1975	9,875	Includes STFS, pair & Canisters, pair
	<b>SUBTOTAL</b>				<b>33,375</b>	
<b>DIV12</b>	<b>FURNISHINGS</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	Kitchen Cabinets - Base	50	@	300	15,000	Rated "Severe Use"
	Kitchen Cabinet - Wall	50	@	225	11,250	
	Kitchen Countertop - Install	50	@	125	6,250	
	Vanity - Install	5	@	500	2,500	
	Closet - Rods & Shelves	5	@	150	750	
	Window Treatments	38	@	25	950	
	<b>SUBTOTAL</b>				<b>36,700</b>	
<b>DIV22</b>	<b>PLUMBING</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	Plumbing Base Bid	2860	sqft	25	71,500	
	Plumbing Fixtures	5	@	5500	27,500	
	Pumbing - Sanitary Waste System	1	@		25,000	
	<b>SUBTOTAL</b>				<b>124,000</b>	
<b>DIV23</b>	<b>HVAC</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	HVAC Base Bid	2860	sqft	25	71,500	Pipe Runs
	HVAC - Other	1	@	55000	55,000	Boiler, Hot Water Tank
	<b>SUBTOTAL</b>				<b>126,500</b>	
<b>DIV26</b>	<b>ELECTRICAL</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	Connection to Existing Utility	1	@		64,000	Based on Lakeview CO Transformer
	Electrical - Service	2860	sqft	25	71,500	Interior lines and outlets
	Landscape Light	1	@	5000	5,000	
	Electrical - Exterior Fixtures	6	@	250	1,500	
	Electrical - Interior Fixtures	5	@	500	2,500	
	Fire Alarm System, addressable	1	@		30,757	
	<b>SUBTOTAL</b>				<b>175,257</b>	
<b>DIV27</b>	<b>COMMUNICATIONS</b>	<b>QTY</b>	<b>UNT</b>	<b>PRICE</b>	<b>TOTAL</b>	<b>Notes</b>
	Comm. - Phone & Tv	1	@	3900	3,900	
	Comm. - Misc.	1	@	17205	17,205	Hearing Impaired Systems (5)
	<b>SUBTOTAL</b>				<b>21,105</b>	




DIV28	EMERGENCY/SAFETY SYSTEMS	QTY	UNT	PRICE	TOTAL	Notes
	ESS - Fire Suppression	1	@		128,000	Includes dedicated waterline, sprinkler system
	<b>SUBTOTAL</b>				<b>128,000</b>	
DIV32	EXTERIOR IMPROVEMENTS	QTY	UNT	PRICE	TOTAL	Notes
	El - Landscaping	10532	@	3.5	36,862	
	El - Walkway	631	@	4.7	2,966	
	El - Driveway	5590	@	7.06	39,465	
	El - Fencing	124	lnft	80	9,920	
	<b>SUBTOTAL</b>				<b>89,213</b>	
DIV33	UTILITIES	QTY	UNT	PRICE	TOTAL	Notes
	UTILITY: Water Line	1	@	5000	5,000	
	UTILITY: Sewer	1	@	50000	50,000	Sewer line is 300ft uphill will need pump
	UTILITY: Underground Electric	1	@	25000	25,000	
	<b>SUBTOTAL</b>				<b>80,000</b>	
DIV98	CONTINGENCY	QTY	UNT	PRICE	TOTAL	Notes
	Construction Contingency	1	@	25000	25,000	10%
	Design Contingency		@		0	
	<b>SUBTOTAL</b>				<b>25,000</b>	

Estimated Total

2,155,520

# RENU Hadley House Revitalization Schedule

	Task Name	Duration	Start	Finish
	<b>PLANNING PHASE</b>	<b>60 days</b>	<b>Thu 12/1/22</b>	<b>Wed 2/22/23</b>
	Full Chapter 34 Review	30 days	Thu 12/1/22	Wed 1/11/23
	Structural Review	30 days	Thu 1/12/23	Wed 2/22/23
	<b>DESIGN DEVELOPMENT</b>	<b>90 days</b>	<b>Thu 2/23/23</b>	<b>Wed 6/28/23</b>
	Schematic Design/Review	30 days	Thu 2/23/23	Wed 4/5/23
	Planning, ZBA, Historic ConCom	60 days	Thu 4/6/23	Wed 6/28/23
	Construction Documents	60 days	Thu 4/6/23	Wed 6/28/23
	<b>CONSTRUCTION PHASE</b>	<b>307 days</b>	<b>Thu 6/29/23</b>	<b>Fri 8/30/24</b>
	Contract OPM/GC	30 days	Thu 6/29/23	Wed 8/9/23
	Apply for Permits	30 days	Thu 8/10/23	Wed 9/20/23
	Mobilization	0 days	Wed 9/20/23	Wed 9/20/23
	Secure Structure	5 days	Thu 9/21/23	Wed 9/27/23
	Site Utilities	10 days	Thu 9/28/23	Wed 10/11/23
	Site Work	30 days	Thu 10/12/23	Wed 11/22/23
	Rough Carpentry	90 days	Thu 10/12/23	Wed 2/14/24
	Rough Electrical	30 days	Thu 1/4/24	Wed 2/14/24
	Rough HVAC	30 days	Thu 1/4/24	Wed 2/14/24
	Rough Inspections	5 days	Thu 2/15/24	Wed 2/21/24
	Insulation, Inspection	10 days	Thu 2/22/24	Wed 3/6/24
	Drywall, Mud	30 days	Thu 3/7/24	Wed 4/17/24
	Roof/Siding	60 days	Thu 3/7/24	Wed 5/29/24
	Interior Finishes	90 days	Thu 4/18/24	Wed 8/21/24
	Site Work/Landscaping	45 days	Thu 5/30/24	Wed 7/31/24
	Project Closeout	7 days	Thu 8/22/24	Fri 8/30/24

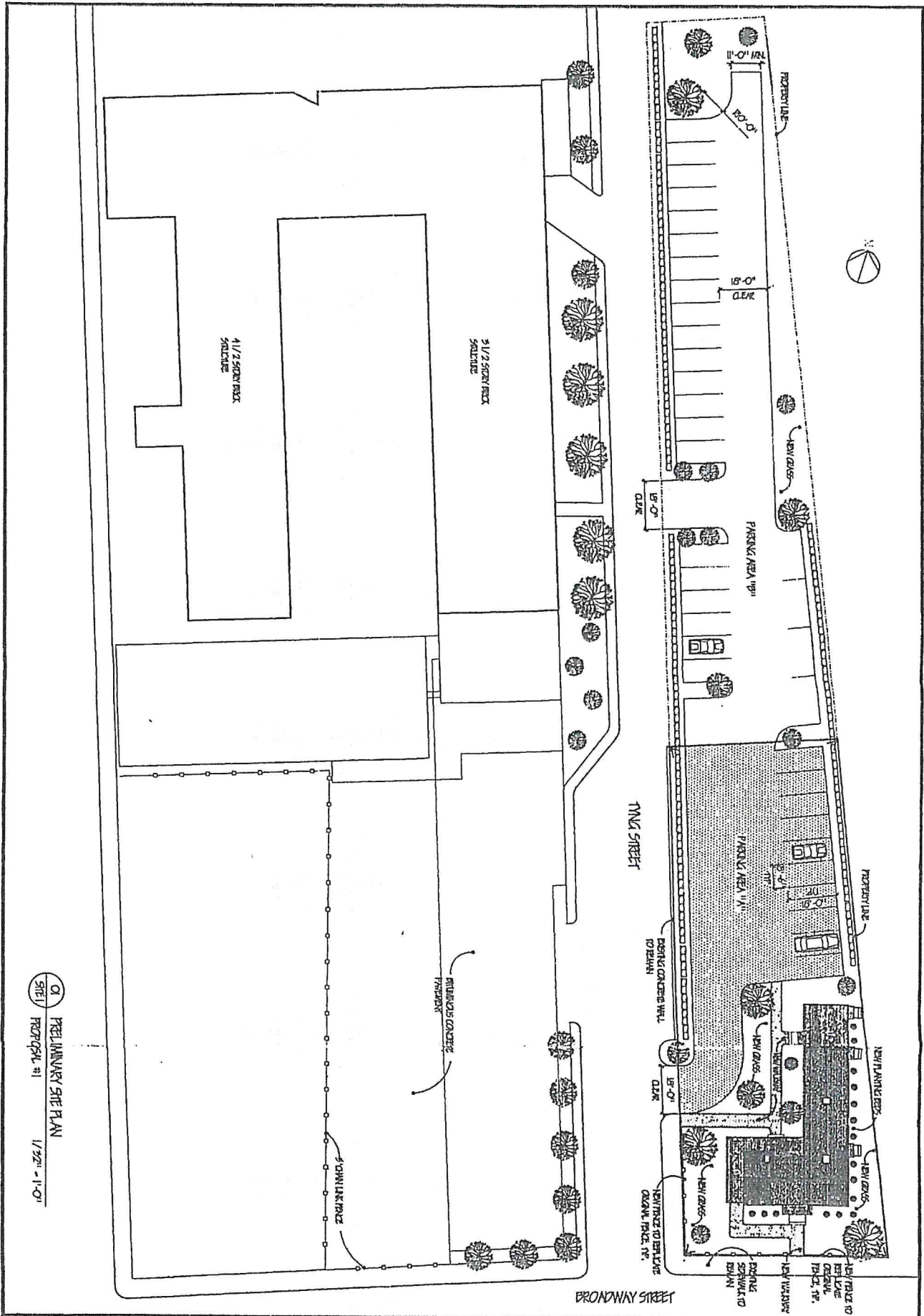


COMMUNITY PRESERVATION FUNDING APPLICATION 2022

EXHIBIT 3

Architectural & Site Plans

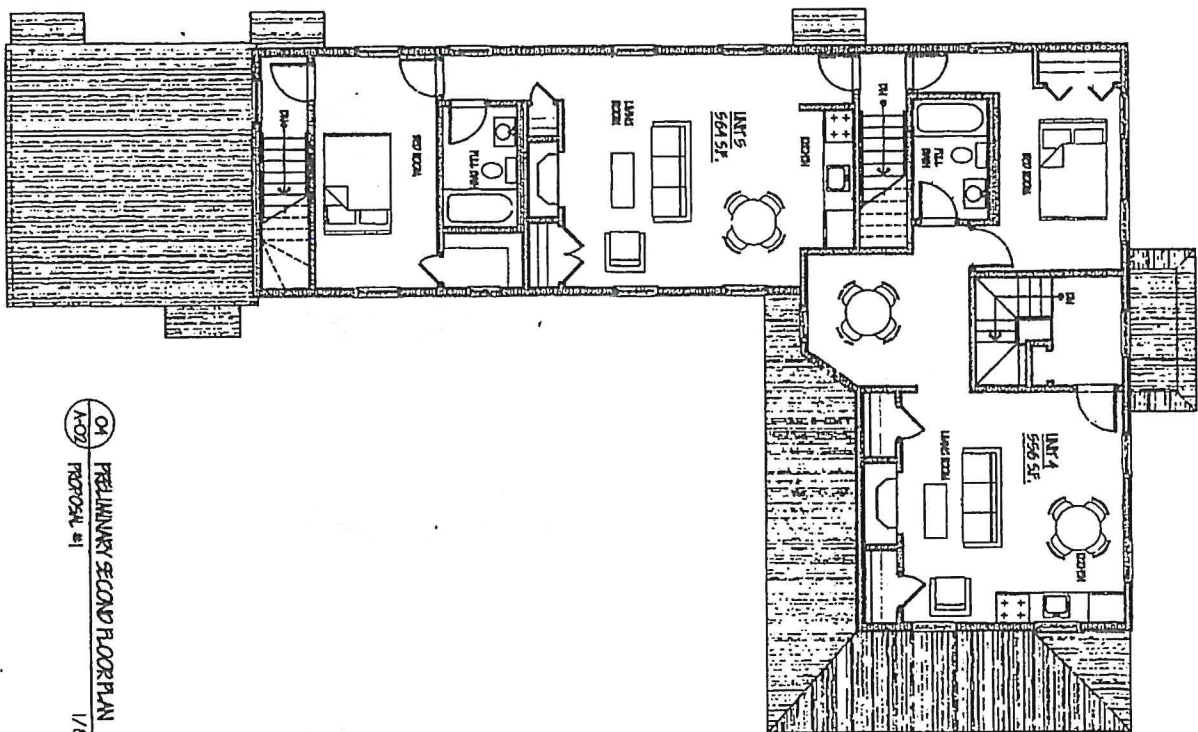
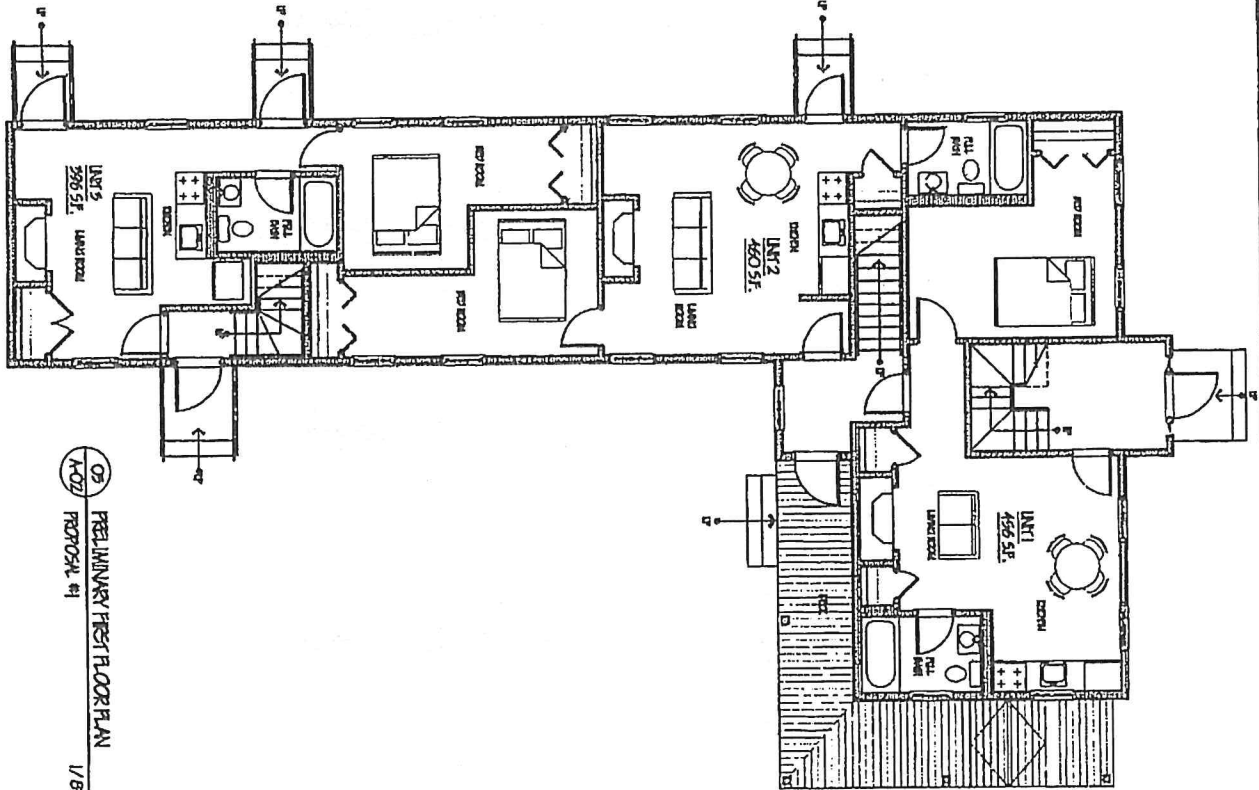
Initial Structural Condition Review (w/ photos)



PRELIMINARY SITE PLAN  
 SITE 1  
 PROPOSED #1  
 1/32" = 1'-0"







A-02

PRELIMINARY FLOOR PLAN

Hobby House  
Broadway Street  
Lowell, Massachusetts

Jeffrey J. Cook Architects, Inc.

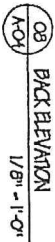
2 Boston Street • P.O. Box 542 • Lowell, MA 01850-0542 • Tel. (978) 453-4474 • Fax (978) 453-4475







07	RIGHT ELEVATION
A-04	1/8" - 11.0"



08 BACK ELEVATION  
10-04 1/8" = 1'-0"

NOTE  
PAINT ALL WOOD SURFACES





Structural Engineers

March 30, 2021

**RENU**

350 Moody Street  
Lowell, MA 01854

RE: **Hadley House Initial Structural Condition Review**  
719 Broadway Street, Lowell MA  
(DEI Project No. D4415)

Per your request, we have completed a walk-through initial review of the existing structural conditions at the above referenced property. We met on site on 3/10/21 to view the existing structure, make observations, and take photos of observed structural distress or concern. This report also identifies general structural guidelines that must be followed during building repairs or alterations (renovations), in accordance with our interpretation of the Ninth Edition of the Massachusetts State Building Code (2015 International Existing Building Code). We have completed this review in accordance with our March 4, 2021 proposal addressed to RENU.

---

## **EXECUTIVE SUMMARY**

The existing property consists of a two-story timber framed historical building (reportedly built in 1822 as a residence – also known as the Hadley House). This original portion of the structure contains a full basement with bulkhead access through the porch floor. Additionally, a two-story rear “ell” addition was reportedly constructed in 1828 which currently has a partial height crawl space under the first floor framing. Apparently, a single story shed addition was constructed at a subsequent date and is elevated on timber posts/ concrete block piers. As we understand the entire assembly of buildings was moved in 1990 and set on new foundations in its current location. The structure has been vacant since moved and has been boarded up since. The building is currently marked by the fire department essentially indicating unsafe structural conditions exist which preclude entry.

First and foremost, it is our professional opinion that the brick chimneys are in danger of imminent collapse and must be removed immediately. It appears the chimneys were rebuilt on top of the timber framing after the move was completed (perhaps for historic reasons). The timber framing appears to be overloaded from the masonry weight which has allowed the chimneys to lean significantly. It is our recommendation that the chimneys be removed immediately.

In general, we observed the building to be in relatively poor structural condition and in need of substantial structural work, even to if it were to be renovated for use as a one or two family residence. When moved and set onto the new foundations that is exactly where it was left (essentially the timber framing was simply placed onto but not secured to the new foundation). Portions of the Ell are currently not even supported on permanent foundations (temporary cribbing observed). We

**Daigle Engineers, Inc.**  
1 East River Place  
Methuen, MA 01844-3818  
978 682 1748  
978 682 6421 fax  
[www.daigleengineers.com](http://www.daigleengineers.com)

**Over 40 Years in Business ~ Est. 1979**

DEI ♦ 3/30/21 ♦ D-1415-R-033021 ♦ Page 1 of 5

**Hadley House Initial Structural Condition Review**  
**RENU**

also have concerns for the new foundations given they were extended in height by placing either granite slabs on edge (Hadley House) or with concrete blocks (Ell). The rear shed is constructed on stub posts and is only laterally stabilized through its connection to the rear of the Ell.

This building was constructed prior to the more stringent structural requirements of modern-day building codes. That being said, the building structure would have been generally considered grandfathered as structurally acceptable from a building code perspective for use as a one or two family residence provided dangerous conditions had been addressed. Once moved more stringent current code compliance provisions are triggered. Work performed on this structure would be considered beyond regular maintenance / localized structural repairs and would require significant structural upgrades, the cost of which would depend on the magnitude of the alterations.

Based on observations made during our walkthrough visit, numerous structural deficiencies/concerns appear to exist. The areas of concern extend from the roof down to and including the new foundations. In our professional opinion from a structural perspective, this structure may be best suited for demolition. If for historic reasons the building must be salvaged then renovations beyond restoration for use as a One and Two Family Dwelling are not recommended as that is probably not structurally feasible. Regardless the foundation of a relocated historic building must comply with the current International Building Code and the timber structure would need to be anchored to the foundation. If renovations are planned beyond that for use as a one or two family dwelling the structure would need to comply with the applicable structural provisions in Chapter 5 of the International Existing Building Code.

---

**BUILDING DESCRIPTIONS & GENERAL OBSERVATIONS**

**Original 1822 Hadley House**

The original 1822 two-story timber framed main house is comprised of an approximately 38' long by 18' wide section adjacent to the road. The structure appears to be constructed of post and beam timber framing founded on a granite slabs over a poured concrete foundation. Several standard, concrete filled columns on isolated footings support large timber beams in a full height basement below the main structure. The number of interior support columns/footings appeared deficient. No slab exists in the basement space (prior water intrusion appeared evident). The first floor framing typically consists of timber floor joists of various sizes, spacings and condition spanning between heavy timber beams that bear on the exterior foundation walls and interior concrete filled steel columns. Wide pine floor boards span between the timber floor joists. The second-floor framing is concealed from view by interior finishes in most areas, however it appears to be similar in composition to the attic floor framing (timber purlins spanning between timber beams spanning the 18' dimension of the house, presumably bearing on timber posts consistent with traditional post and beam timber framing). We were able to view portions of the attic (3<sup>rd</sup> floor) framing, and it is consistent with what we believe exists for the second-floor framing. The gable roof is supported by small timber purlins spanning between sloping trussed timber beams spanning in the 18' direction and presumably bearing on the exterior timber beams/posts. Appears to be evidence of prior fire damage in the attic space. Plywood sheathing appears to have been installed over the original wide pine roof sheathing boards at some time in the past, perhaps during prior re-roofing operations. Framing in general appears deficient for current code gravity and lateral loadings.



**Hadley House Initial Structural Condition Review**  
**RENU**

**1828 Ell Addition**

The two-story addition is approximately 40' long by 16' wide appears as though it was constructed in two phases. The first phase directly is behind the main house extends 22'-6" back while the second phase extends another 18' to the rear.

The first-floor framing over the crawl space area consists of varying sized timber floor joists. Joists in the first addition section are spanning between heavy timber beams (bearing on interior timber posts over concrete fin walls on spread footings). No direct connections were observed at the top or bottom of the posts. It appears the additions may have been cut free from the main house for the move as the floors were supported in the crawl space with temporary timber cribbing towers. The cribbing towers appear to be settling leaving the first floor framing unsupported. The first floor in the remaining space (second phase) span the full 16' width of the addition. The ends of these joists were notched excessively at the sills on each end. The second-floor framing could not be verified due to interior finishes which remain in place. The gable roof, which consists of 2" x 6" sloped timber rafters spaced at 16" on center, with a ridge board at the center where they meet, and a collar 2x6 ceiling joist just above the flat ceiling area. The low ends of the sloped rafters are supported on the inside face of the exterior wall studs with joist hangers into a suspect 2x6 ledger. The roof framing appears to have been reconstructed in this manner perhaps at the same time the house was moved. Framing in general appears deficient for current code gravity and lateral loadings.

**Shed Addition**

The shed roof framing consists of 2" x 8" timber roof rafters pitched away from and supported on the adjacent rear wall of the two-story Ell section. The outer wall of the shed roof bears onto a stub posts and beams which is partially visible from the exterior. The elevated first floor framing in this section of the building consists of timber joists spanning 8' between timber beams supported on short timber posts founded on circular concrete piers a couple of Concrete block piers also exist at the center beam line. Evident of notable fire damage was visible on the underside of the first-floor framing. Construction in general appears deficient for current code gravity and lateral loadings.

**MASSACHUSETTS STATE BUILDING CODE CHAPTER 34/IEBC CODE IMPLICATIONS**

Work on existing structures must be in compliance with Chapter 34 of the Ninth Edition of the Massachusetts State Building Code (MBC). This edition of the MBC has been in effect since October 2017. Chapter 34 of the MBC references the 2015 International Existing Building Code (IEBC). The MBC has front end amendments to the IEBC.

In general, the provisions of the IEBC are intended to maintain or increase public safety, health, and general welfare in existing buildings by permitting repair, alteration, addition, and/or change of use without requiring full compliance with the code for new construction, except where otherwise specified.

**Hadley House Initial Structural Condition Review**  
**RENU**

The following are our general comments regarding repairs and potential alterations (renovations) for these buildings.

**-REPAIRS-**

In general, structural repairs are permitted by code which would restore these buildings to their pre-damaged conditions provided the damage is determined to be less than substantial and the use is not changed from One and Two family. Dangerous conditions would need to be addressed /corrected. In our opinion the structural distress and/or damage observed to the structures would not be considered substantial (as defined by the MBC/IEBC) however deficient conditions appear to be numerous where framing is exposed. Localized in-kind repairs would be allowed although the magnitude of the required repairs cannot be known without a full gut renovation which would be required. These repairs although significant would probably not trigger significant structural upgrades on their own. It is important to note that the floors in these buildings were only intended for residential live loads of 30 to 40 pounds per square foot (psf). We have not confirmed the actual live load capacity of the existing floors as existing interior finishes remain in place for the most part. Additional work would also be required to address the incomplete work done when the structures were moved.

**-ALTERATIONS-**

No structural alterations are required to continue with the present use of these buildings in their current configurations. It is not known at this time what if any alterations, additions or changes of use are being proposed. In general, minor structural alterations can be made without triggering structural upgrades however more substantial alterations, additions, or changes in use would trigger structural upgrades on a graduated scale.

If more substantial work is planned, say to an R2 or I2 use group, we would anticipate that gravity load and lateral (wind and seismic) load upgrades will be required. Structural upgrades would likely include floor, roof, and wall strengthening, supplemental connections for the floor and roof deck to the stud walls, supplemental connections for the timber framing to the foundations, etc. The foundations would also require further review and most likely will need to be retrofitted due to the height being extended with granite slabs on edge and 8" concrete block cripple walls. A more in-depth code review will be required prior to advancing too far with any proposed alterations, additions, of change of use. Since this is a historic structure there may be some relief in the code mandated structural upgrades, however, that will depend on the end use of the building.

---

**DISCLAIMER STATEMENTS**

Our report does not express or imply any warranty of the structure but only addresses the condition of the portions which were readily accessible and observable at the time of the visit(s).

It should be noted that the above report is based on visual observations and there is no claim, either stated or implied, that all conditions were observed. We did not evaluate strengths of materials nor



March 30, 2021

**Hadley House Initial Structural Condition Review****RENU**

did we perform calculations to confirm the structural capacities of the existing framing members or systems. No attempt was made to view all structural elements or conditions nor was a complete Chapter 34 Review possible without more definitive input, and the involvement of other design professionals. The recommendations provided are only intended to be general and should not be implemented prior to developing final and specific details for construction.

Our services were performed in a manner consistent with that degree of skill and care ordinarily exercised by practicing structural engineers performing similar services in the same locality, at the same site and under the same or similar circumstances and conditions. We make no warranties, express or implied, with respect to the services rendered hereunder. The preliminary recommendations provided represent our opinion on what can be done to improve the structural performance of these buildings, and are not intended to upgrade these buildings to current Code requirements.

Thank you for giving us the opportunity to work on this project. We hope that this report addresses your needs at this time. If there are any questions, feel free to call.

Very truly,

DAIGLE ENGINEERS INC.



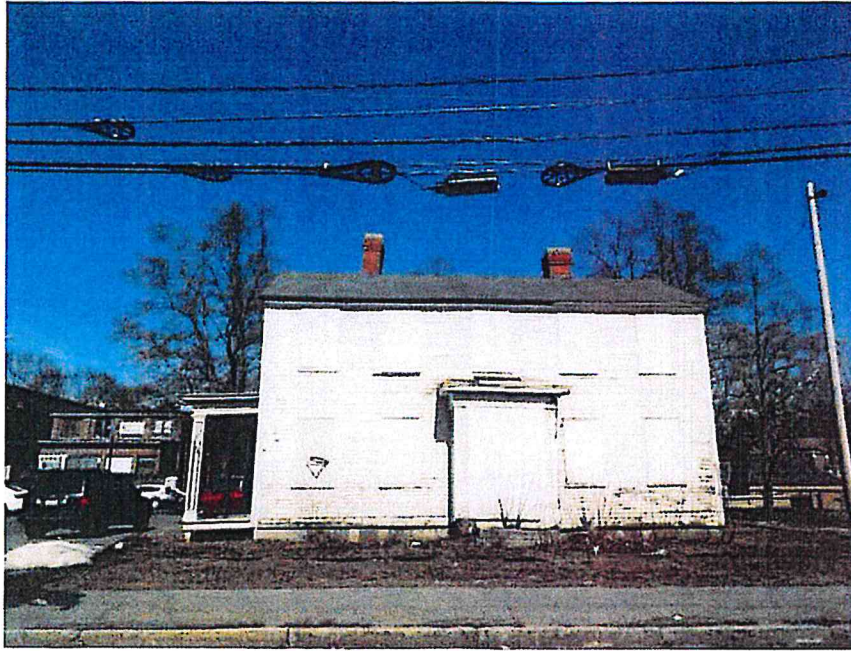
Jonathan M. Longchamp, PE, SECB (ext. 117)  
Principal/President  
[jlongchamp@daigleengineers.com](mailto:jlongchamp@daigleengineers.com)



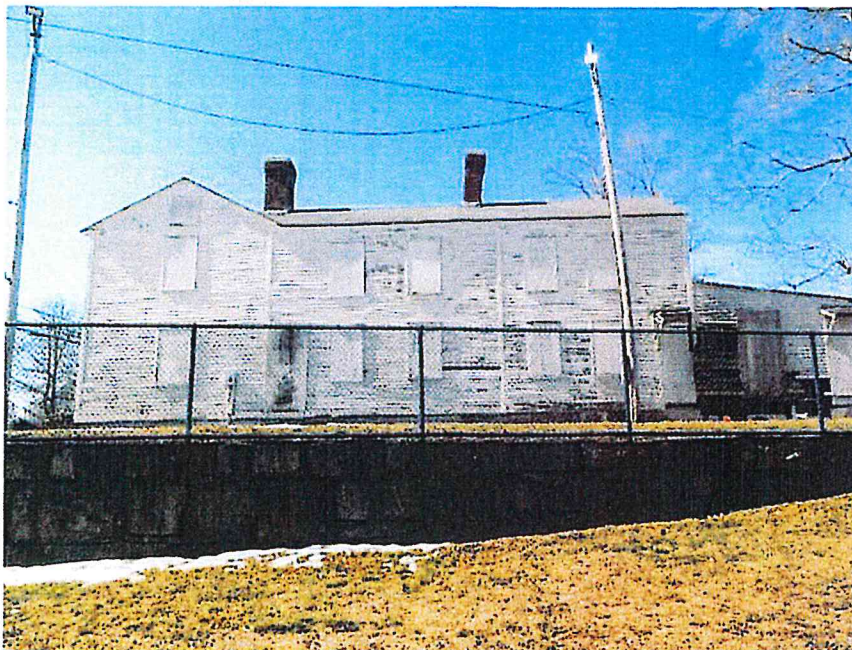
encl.: Photo Addendum – 13 pages dated 3/30/21

DEI Sketches of General framing Arrangements – 3 sheets dated 3/30/21

JML/dei

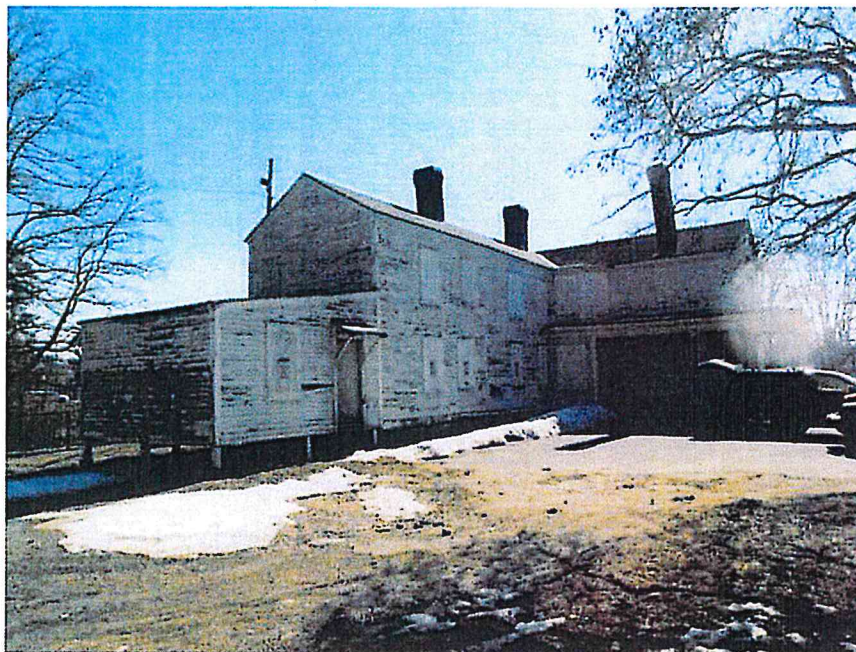


**Front 1822 Hadley House**  
Note chimney left leaning



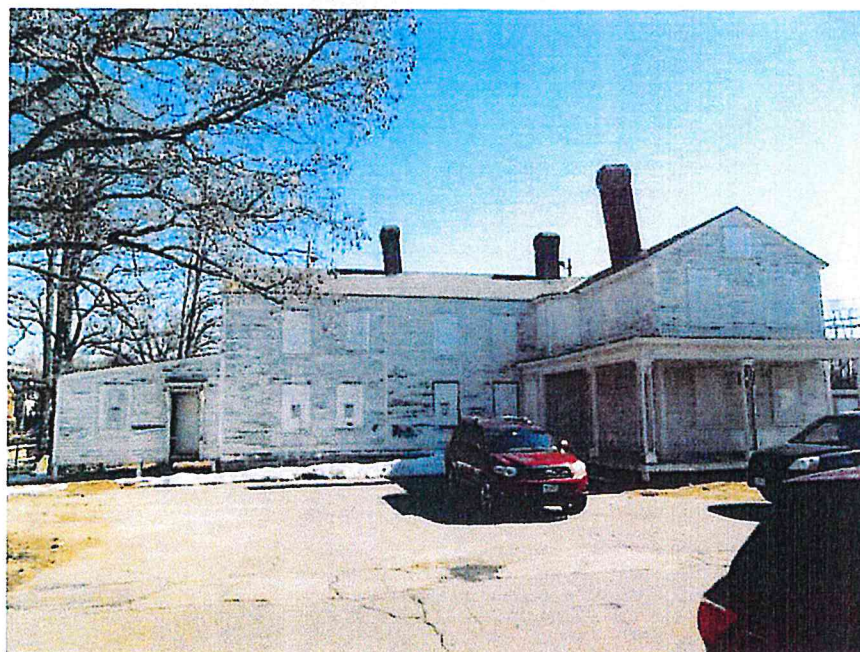
**Side View 1828 Ell Addition**  
Note rear chimney leaning





**Rear View Shed Addition**

Note unstable chimneys



**Side View**

Chimneys in danger of collapse





**Underside of Rear Shed Addition**

Unstable supports



**Underside of Rear Shed Addition**

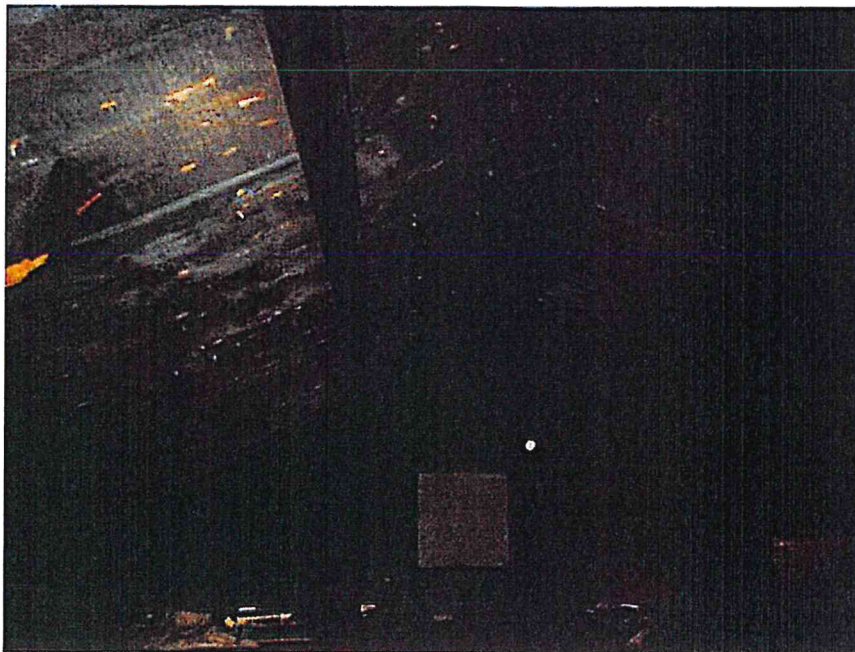
Fire Damaged framing





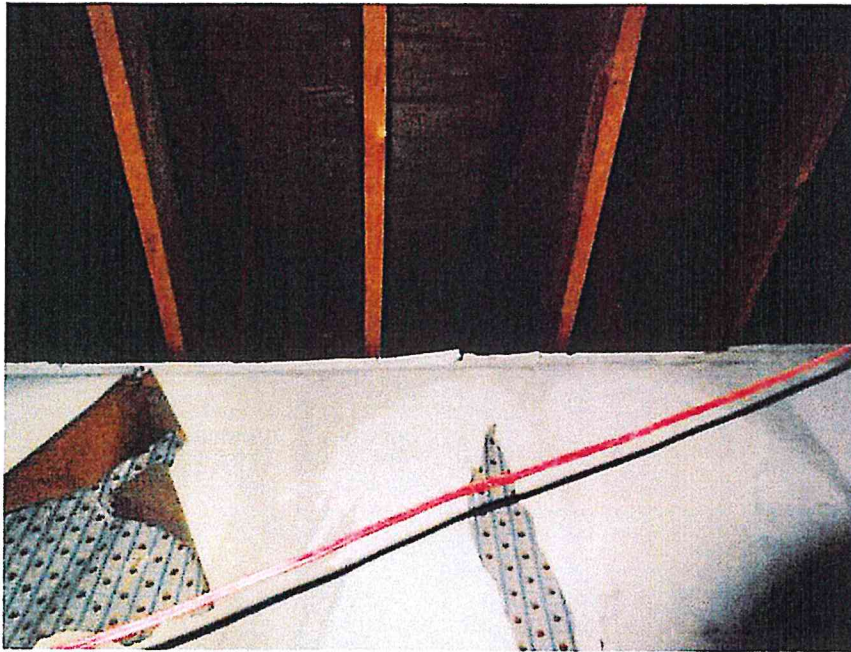
**1822 Hadley House Roof Framing**

Some roof boards replaced and entire roof sheathed over with plywood



**1822 Hadley House Roof**

Possible prior fire/smoke damage



**1828 Ell Addition with New Roof Framing**  
2x6 construction



**1828 Ell Addition Roof Framing**  
Ceiling joist span excessive





**1828 Ell Addition**

Suspect Ledger supporting reconstructed roof framing



**1828 Ell Addition Interior**

Most framing concealed with wall and ceiling finishes typical throughout





**1822 Hadley House Full Basement**

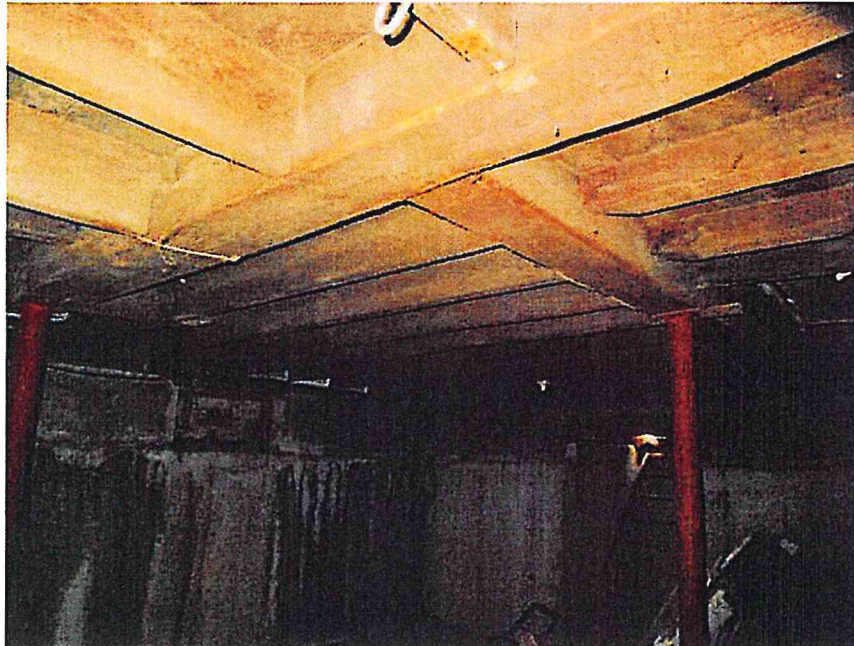
Slab never placed



**1822 Hadley House Front foundation Wall**

Concrete wall with 8" x 18" Granite Slabs up to un-anchored timber sills



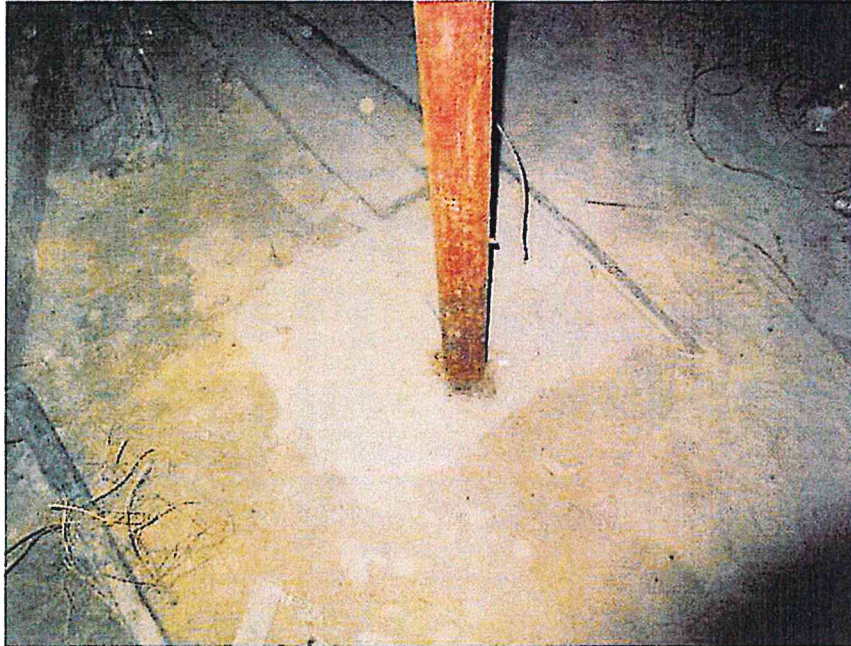


**Hadley House Timber First Floor Framing**  
Lally Columns not secured top and bottom



**Hadley House**  
Partial 1<sup>st</sup> Floor Framing





Hadley House Lally Column

Not anchored to or centered on footing



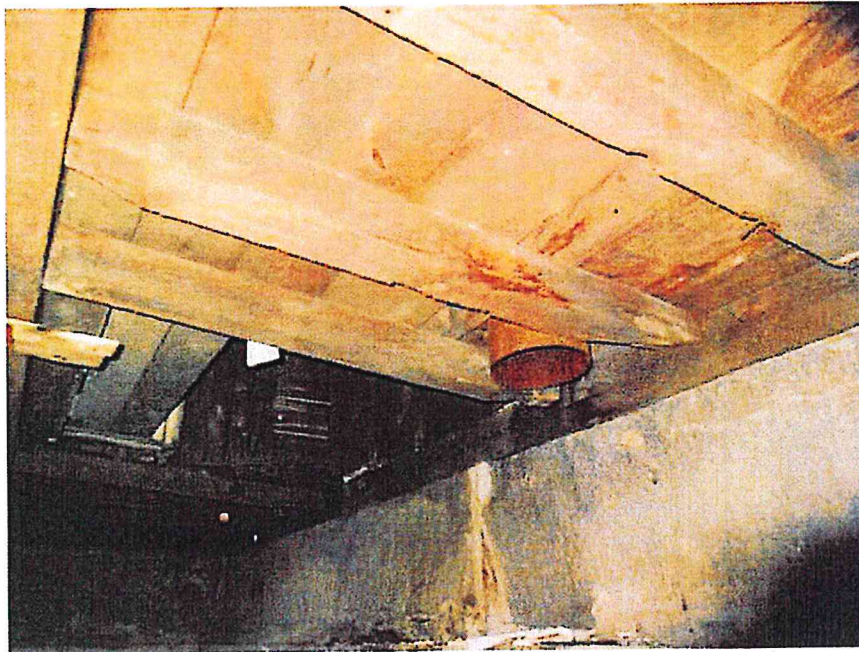
Hadley House

Unsecured Cripple wall



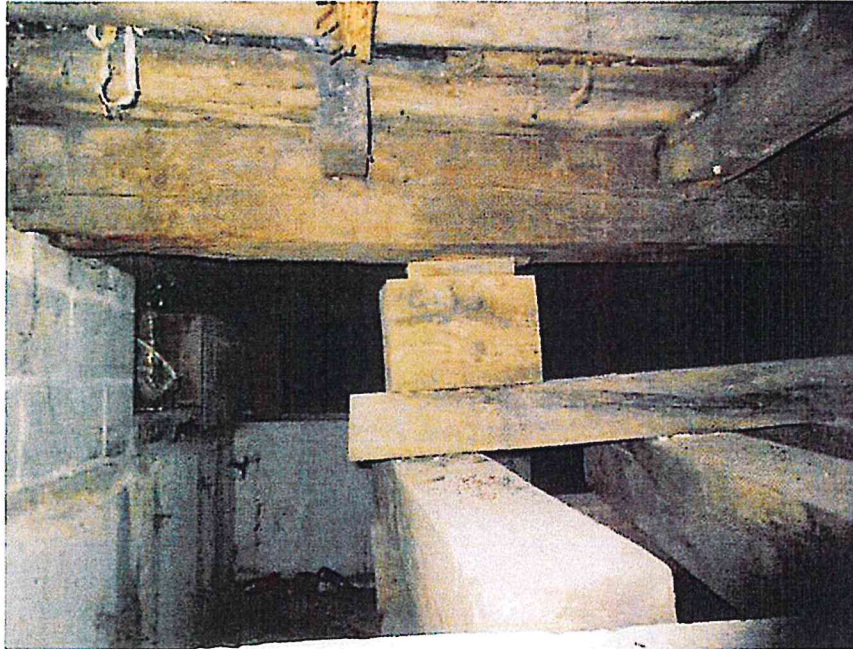


**Hadley House Front Entry Foundation**  
Suspect First Floor Framing



**Hadley House**  
Suspect First Floor framing conditions





**Ell Addition Crawl Space**

Temporary Cribbing/first floor framing settlement



**Ell Addition**

Floor settlements caused by unstable timber cribbing





**Ell Addition**

Floor framing settled – beam end not supported on foundation



**Ell Addition**

Decayed/settled First Floor Framing propped





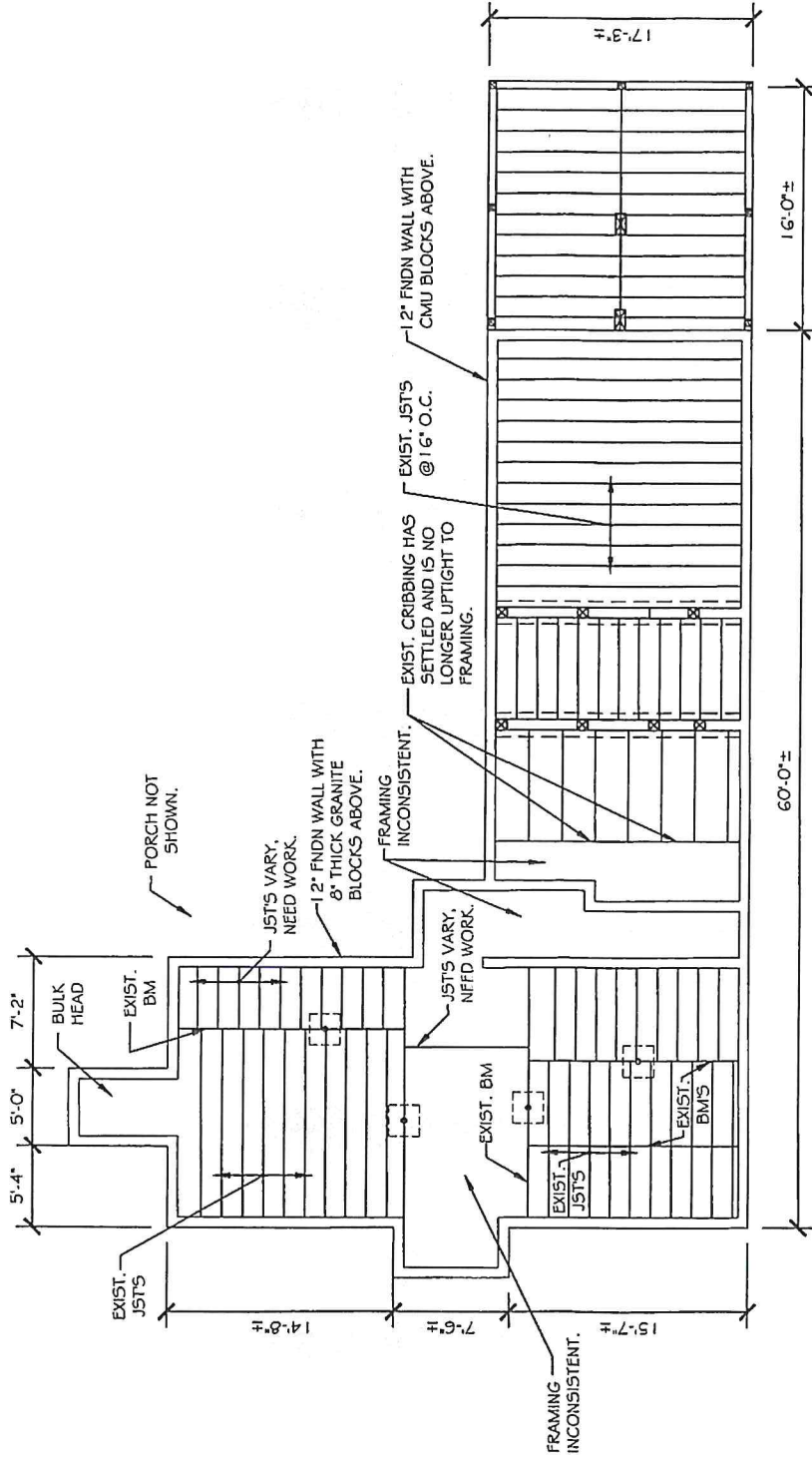
**Ell Addition Crawl Space**

Timber framing not secured to foundation



**Ell Addition**

First Floor Joists excessive end notching over sill on block foundation



# 1 FOUNDATION & FIRST FLOOR FRAMING ARRANGEMENT

APPROX. SCALE: 1/8" = 1'-0"

REFER TO DEL REPORT DATED  
3-30-2021 FOR ADDITIONAL INFO.

PROJECT: INITIAL STRUCTURAL CONDITION REVIEW FOR:

HADLEY HOUSE

719 BROADWAY ST. LOWELL, MA



Daigle Engineers, Inc.  
1 East River Place  
Methuen, MA 01844-3818  
978 682 1748  
www.daigleengineers.com

Structural Engineers

02-334

DRAWN BY: NWH

DESIGNED BY: JML

CHECKED BY: JML

DATE: 03/30/2021

REVISION DATE 1:

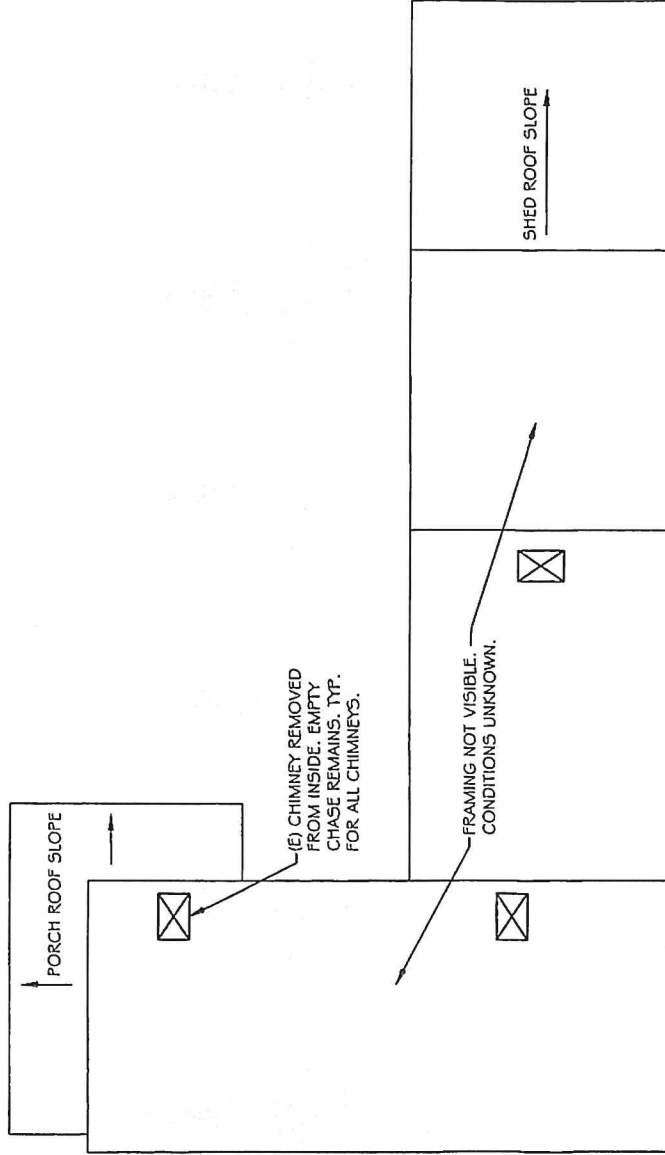
REVISION DATE 2:

SKETCH NO.: 5K-1

CLIENT NO.:

SKETCH SCALE:

1 OF 3



2 SECOND FLOOR FRAMING ARRANGEMENT  
APPROX. SCALE: 1/8" = 1'-0"

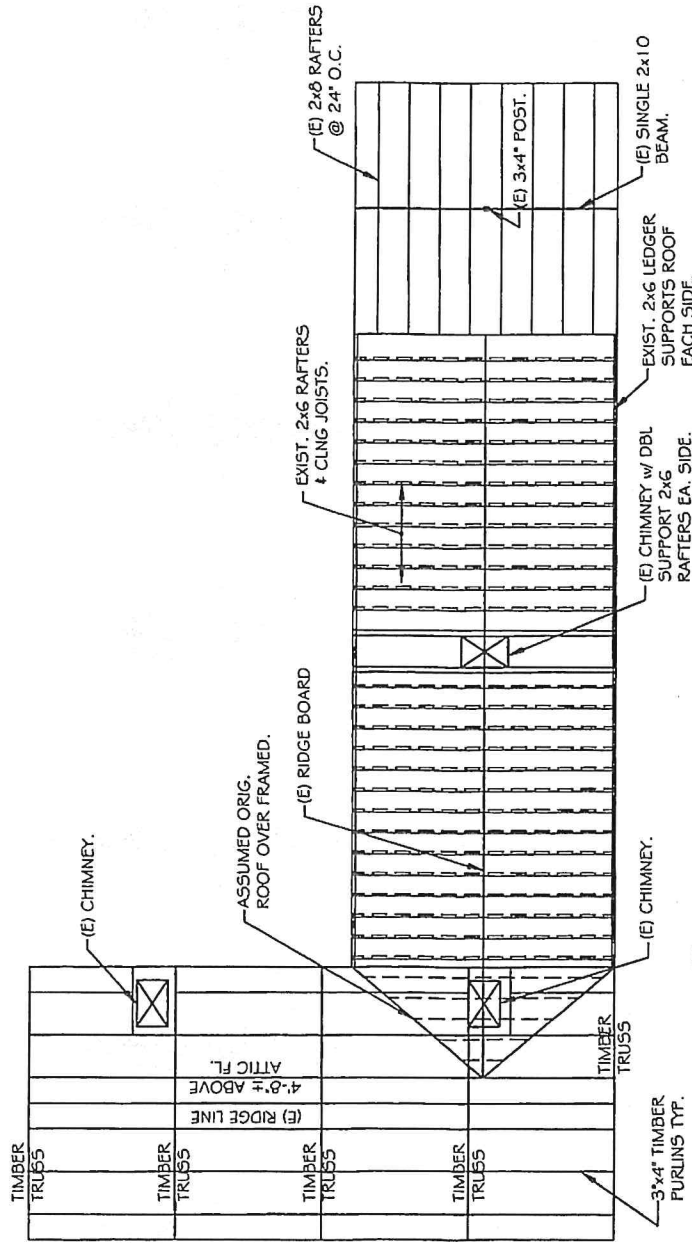
PROJECT: INITIAL STRUCTURAL CONDITION REVIEW FOR:		DRAWN BY:	DATE:
HADLEY HOUSE		RWH	03/30/2021
719 BROADWAY ST. LOWELL, MA		DESIGNED BY:	REVISION DATE 1:
		JML	
		CHECKED BY:	REVISION DATE 2:
		JML	
		DEJ JOB NO.:	SKECH NO.:
		D4415	SK-2
		CLIENT NO.:	SKECH SOURCE:
			2 OF 3



Daigle Engineers, Inc.  
1 East River Place  
Methuen, MA 01844-3818  
978 682 1748  
www.daigleengineers.com

03-2021





### 3 ROOF FRAMING PLAN

APPROX. SCALE: 1/8" = 1'-0"

PROJECT: INITIAL STRUCTURAL CONDITION REVIEW FOR:		DRAWN BY:	NWH	DATE:	03/30/2021
		DESIGNED BY:	JVL	REVISION DATE 1:	
		CHECKED BY:	JVL	REVISION DATE 2:	
		DD JOB NO.:	D4415	SKETCH NO.:	SK-3
		CLIENT NO.:		SATURN SEQUENCE:	3 OF 3

HADLEY HOUSE  
719 BROADWAY ST. LOWELL, MA



Daigle Engineers, Inc.  
1351 Rte 1A  
Methuen, MA 01844-3618  
978 682 1748  
www.daigleengineers.com

Structural Engineers

03-2021



## COMMUNITY PRESERVATION FUNDING APPLICATION 2022

### EXHIBIT 4



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

**RADY MOM**  
REPRESENTATIVE  
18TH MIDDLESEX DISTRICT  
LOWELL

Rady.Mom@MAhouse.gov

STATE HOUSE, ROOM 43  
TEL. (617) 722-2030  
FAX. (617) 722-2215

September 11, 2022

Mr. Adam Baacke, Chair Community Preservation Committee  
City Hall  
Lowell, MA 01852

RE: Lowell Housing Authority - Community Preservation Act Funding Application

Dear Members of the Committee,

I am pleased to offer my strong support of the Lowell Housing Authority's application for community preservation act funding.

This funding will be used for the restoration of a property at 719 Broadway Street to create five units of supportive veteran housing. This historic property, known as the Hadley House, is steeped in Lowell history. The property's unique characteristics and history were driving reasons why the property was relocated from its original location on Middlesex Street to its current location in 1990. Unfortunately, the property has remained vacant since that move. Recent legislation introduced by my office under House Bill 4900, as amended by Senate Bill 3068, will convey this land from the Commonwealth to the Lowell Housing Authority. This important legislation gives the Authority full site control and the ability to restore the property for the creation of affordable housing. The creation of this housing ascribes to goals stated in our City's Master Plan (Sustainable Lowell 2025) and the Community Preservation Plan to create quality affordable housing and preserve historic sites in our neighborhood. The project also meets goals of our Open Space and Recreation Plan through site improvements that will better connect this parcel to the abutting Francis Gatehouse and Lowell's River Walk system, making the area more attractive and accessible to residents and visitors.

Please accept my support of this project and I respectfully request that you give this application every appropriate consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Rady Mom", written over a horizontal line.

Rady Mom





Rogers Hall Apartments  
196 Rogers Street  
Lowell, MA 01852  
P: 978.937.3915 | F: 978.452.8338  
PeabodyProperties.com

September 13, 2022

Mr. Adam Baacke, Chair  
Community Preservation Commission  
City Hall  
Lowell, MA 01852

**RE: Lowell Housing Authority Application**

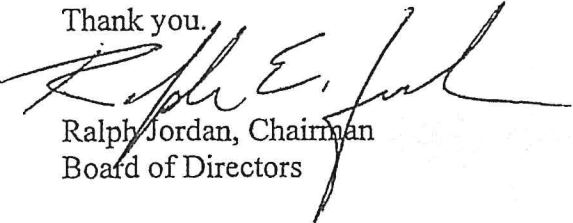
Dear Chairman Baacke and Members of the Commission,

I am writing on behalf of the Rogers Hall Corporation in support of the Lowell Housing Authority's application for community preservation act funding.

The Authority is requesting funding to support the creation of affordable housing in Lowell at the historic Hadley House located on Broadway Street. This affordable housing project will provide five housing units designated for Veterans in our community with on-site service components. The restoration of this vacant building will preserve this local landmark and the project will include site improvements abutting the Francis Gatehouse Mill and Lowell River Walk.

As a local provider of affordable housing in Lowell, Rogers Hall Corporation is committed to the creation of additional affordable housing units and supports this worthwhile and important project for Veterans by the Housing Authority.

Thank you.

  
Ralph Jordan, Chairman  
Board of Directors

*There's a lot to like about Lowell*

Eric Lamarche  
*Director*  
Carmen Felix  
*Head Clerk*  
Nancy McGuire

Community Preservation Commission  
C/O Chairman Adam Baacke  
Lowell City Hall  
375 Merrimack Street  
Lowell, MA 01852

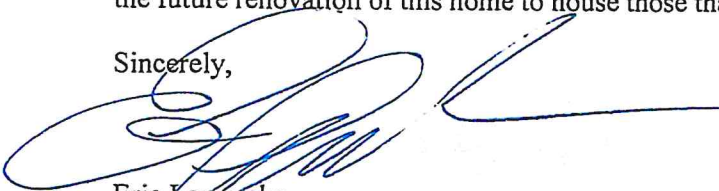
RE: Lowell Community Preservation Act Funding Application

Dear Members of the Commission,

I am writing on behalf of the Department of Veteran Services to offer our support of the Lowell Housing Authority's application for community preservation act funding. The Housing Authority is requesting this funding to create supportive veteran housing at the historic Hadley House on Broadway Street. As the local leader in promoting and providing for the needs of our veterans we support the creation of affordable housing units. This project is in line with our mission to assist local veterans and meets the City's and Community Preservation Commission's goals of housing creation and historic preservation.

We respectfully request your strong consideration of this application, and we look forward to the future renovation of this home to house those that served our country.

Sincerely,



Eric Lamarche  
Director, Lowell Veteran Services

September 13, 2022

Dear Chairman Baack and respected members of the Commission,

I am writing on behalf of the Lowell Veterans Commission in support of the Lowell Housing Authority's application for community preservation act funding. The Authority is requesting funding to support the creation of affordable housing in Lowell at the historic Hadley House located on Broadway Street. This affordable housing project will provide five housing units designated for Veterans in our community.

As impassioned advocates for our Veteran community and being a proud United States Air Force Veteran myself, the Lowell Veterans Commission and I stand fully committed in our support of the Lowell Housing Authority's mission to provide affordable housing for Veterans in the city of Lowell.

The Lowell Veterans Commission respectfully asks for your consideration and approval of the Lowell Housing Authority's application for funding as we believe in their mission and feel this project is invaluable to our Veterans and our community.

Respectfully,  
Andeth Vann  
Lowell Veterans Commission  
Chairwoman



9-13-2022

RE: Lowell Housing Authority Community Preservation Act Funding

Dear Chairman Baacke and fellow members of the Commission,

The Acre Coalition to Improve Our Neighborhood (ACTION) Group is writing in support of the Lowell Housing Authority's application for Community Preservation Act Funding. The Housing Authority and their affiliate non-profit seek to restore the historic Hadley House located on Broadway Street to provide five units of supportive veteran housing. ACTION believes that this project aligns with goals included in the City of Lowell's Sustainable Lowell 2025 plan and wishes to see this long vacant property put to a valuable use. The ACTION Group supports the creation of quality affordable housing in our community and looks forward to the restoration of this unique Lowell landmark to assist our veterans.

David Ouellette

President A.C.T.I.O.N.

A handwritten signature in black ink, appearing to read "David Ouellette", with a long horizontal flourish extending to the right.



Thomas A. Golden, Jr.  
*City Manager*

June 8, 2023

Mayor Sokhary Chau  
And  
Members of the Lowell City Council

Dear Mayor Chau and Members of the Lowell City Council,

I respectfully request that the City Council vote to expend One Hundred and Fifty Thousand Dollars (\$150,000) of Community Preservation Act funding for the creation of 5 affordable units of veterans housing at the Hadley House. The proposal received a positive recommendation from the Community Preservation Committee on January 12, 2023, and received a positive recommendation from the Joint Neighborhood and Finance Subcommittee on June 1, 2023.

Please find the full application attached below.

Sincerely,

Thomas A. Golden, Jr.  
City Manager

CC: Yovani Baez-Rose, Assistant City Manager / DPD Director  
Lloyd DeJesus, Director of Development Services  
Francesca Cigliano, Senior Planner  
Dylan Ricker, Associate Planner